

Autumn Run Home Owners Association, Inc.
2023 Annual Meeting Minutes

The Annual Autumn Run Homeowner Association Meeting was held on February 16, 2023 at the home of Jacquie Cohen, 5276 Autumn Run Drive.

The meeting was called to order at 7:06 p.m. by President Christine Reynolds with a welcome to all attendees. There were 14 homeowners in attendance.

Roll call of officers. Present were: President Christine Reynolds, Vice President Christine Reliford, Secretary/Treasurer Lisa Beasley, ACC Chair Matt Brasher and ACC Member Jacquie Cohen.

Christine Reynolds suggested that, for the sake of time, we skip the reading of the 2022 Annual Meeting Minutes. A vote was taken and all in attendance voted to skip the reading. Copies of the minutes were made available.

The President asked for volunteers for the ACC Committee and Carlos Lopez raised his hand. The President asked for a vote on all Board Members to continue in their current position. All were in favor.

The President reminded everyone that an **ACC approval form must be submitted** when making changes to exterior houses or yards. This form is on our website.

The Vice President, Christine Reliford held a brief discussion of community events for 2023. Explained that events are for adults, kids, owners and renters and most events will take place in detention pond cul-de-sac. Suggested events were Easter Event, Summer Kick-Off Hot Dog Roast, Back-to-School Scavenger Hunt, Adult Game Night, Community Yard Sale, Holiday S'mores Bonfire. Members were receptive and some even offered to utilize their homes/property for some events. Estimated cost per event \$50-\$100. Explained that sponsorship for events is welcomed. Sponsors will receive a small sign at the event, opportunity to speak about their business and pass out swag/information brochures. Once the ideas and dates are finalized they will be posted to the website. Announcements will be made prior to each event.

Christine also informed members that she is a Notary and will notarize documents for members for free.

The Treasurer, Lisa Beasley, went around the room and asked how long everyone had been living in the neighborhood. She then held a "quiz" by asking 5 different questions pertaining to the neighborhood. The correct answers were rewarded with \$10. Winners were Anne Deegan, Joseph Hill, Jacie Sherrod, Carlos Lopez and Danny Camp. This portion was well received with members as it was fun and interactive.

The 2022 Budget vs Actual Expenses were discussed and the document for that was passed around.

- The total Operating Funds available for 2022 were \$15,631.00. This amount includes income of \$12147.00 with the 2021 carry forward of \$3483.00.
- The Budget for 2022 was \$11740.00 and Expenditures were \$12984.00. The expenditures varied from the budget by a total of \$1244.00. The primary reasons for the variances were unexpected repairs to the Sprinkler System and increases in prices for several line items.

The President and the Treasurer both elaborated on our ability to maintain the current budget. We have reviewed our vendors and pricing and are satisfied with either the service and/or the rate and are unable to find better pricing. The one exception was COMCAST. COMCAST is utilized for the security cameras, only to allow us the ability to monitor the cameras through an APP. The Board has reviewed this and determined that it is not necessary, particularly at the expense. We are currently reviewing to determine if we will “buy out” the contract or potentially reduce the speed. A vote was taken on whether or not the homeowners thought we should remove COMCAST and the vote was unanimous. Reynolds also advised that LOUD Security signs, with solar lighting, were added to the front of the sub division which may be a deterrent.

Other areas in which we are trying to save money include the flower area for the front and fence repairs. Our VP, Christine Reliford has taken on some of the fence repairs herself, saving us hundreds of dollars and we are very thankful to her for that.

The proposed 2023 Budget was then presented with discussions regarding the increased amounts. The increases represent known changes in electricity, water, insurance and potential sprinkler and fence repair.

The 2023 Budget is \$1094 **over** our **income** for the year. If we continue at this rate, we will have no reserve fund for taking care of major issues. It was noted that the homeowner dues have not been increased in 10 years. The \$11 increase we added for 2023 was the maximum amount we could increase without holding a special meeting for a vote.

The President then noted that even without COMCAST, we are still at slightly break-even for the year. We feel at this time it is necessary to ask the homeowners for a one-time assessment of \$25.00. The Treasurer read the totals for the budget if the assessment money was added.

The President asked for a vote on the one-time assessment. Most members agreed to the one-time assessment without officially being asked to vote. Lisa explained that we could do a blind vote by virtue of ballot or vote by show of hands. Members agreed to vote by show of hands. There were 14 yes votes in attendance, 3 yes votes by Proxy and 1 no vote. Therefore, the motion was carried and there will be a one-time assessment to the homeowners of \$25. The invoice will go out soon and late fees will apply if not paid by the due date.

Lisa reviewed new budget numbers with the assessment fee (\$181 **under** income) and asked members for concurrence. Jacquie Cohen agreed and Joseph Hill seconded the vote and the Budget was approved.

The President then opened the floor for other topics.

Ann Rich questioned the need to complete an ACC form for what she deemed maintenance to her fence and the ACC Chairman, Matt Brasher elaborated on the need for the form.

Coyotes were noticed in numerous yards. Board advised that flashing red lights can be used as deterrents and will research more effective ways to reduce wide life.

Question asked by a member: What if other homeowners do not pay the \$25 assessment fee? Board replied that fines will be levied in accordance with the covenants.

One member suggested online annual HOA meetings. Most other members did not agree and would like to continue with in person meetings. The logistics for this would be difficult.

Member addressed semis and rigs using Florence Road. Board advised this is out of their scope.

Member complained of fireworks and loud music outside of the subdivision. HOA board advised the members to call the non-emergency police for any issues outside of the subdivision. Board will put non-emergency number on website. Matt Brasher stated that he spoke with the house of concern (outside of the sub division) and since has had no further incidents.

Member stated that anyone NOT present for tonight's meeting should not have the right to complain about any HOA issues.

Member suggested putting any relevant info (regarding new move-ins, special occasions) on the website. This is being done as we are made aware. One owner confirmed that when she moved in, she saw her family's name on the website welcoming them to the community.

Member asked how many homeowners have Ring cameras and that we should be vigilant and look out for each other.

The President asked for last minute comments and if everyone has the HOA website and email address. They encouraged everyone to get together, understand HOA matters and thanked everyone for their attendance.

Christine Reynolds called for Motion to Adjourn. Seconded by Judi Barr.

Meeting adjourned 8:10 p.m.